

530 000 €

For sale apartment

3 rooms

Surface : 79 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1975

Exposition : Nord ouest

View : Jardin

Hot water : Collective

Inner condition : good condition

Standing : very good quality

Building condition : good condition

Features :

double glazing, gated, calm, residential,  
electric blinds, pool

2 bedroom

1 terrace

2 showers

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

12/02/2025 - Prix T.T.C



### Apartment 1038 Mandelieu-la-Napoule

EXCLUSIVELY at the &quot;RÉSIDENCE DU PORT&quot; , exceptional residence located on the seafront, right on the water in Mandelieu la Napoule, close to the famous Old Course Golf Course and all amenities on foot, enjoying a beach, swimming pool, tennis, park, superb 3-room apartment of 95m<sup>2</sup> living space (79m<sup>2</sup> carrez + 16m<sup>2</sup> closed loggia). It consists of an entrance with cupboard, fitted kitchen, living room opening onto a closed loggia facing North/West, 2 bedrooms, 1 bathroom, 1 shower room, 1 separate toilet. Sold with a cellar and a garage in the basement. TO SEE QUICKLY..... To visit J.Louis: 07 53 16 42 76v

Fees and charges :

Annual current expenses 9 360 €

Well condominium

430 lots in the condominium 530 000 € agency fees 5,66% à the responsibility of the buyer included

